



6 Oxlip Leyes, Bicester, OX26 3ED

Guide Price £615,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautiful David Wilson built detached home in an excellent location. Significantly improved with an outstanding bespoke kitchen/dining/family room and four double bedrooms. This lovely home offers ideal accommodation with; a well proportioned entrance hall, a refitted cloakroom, a generous sitting room with bay window to front and with a superb kitchen/dining/family room. The kitchen/dining/family room has a bespoke kitchen with integrated appliances with luxury items such as; boiling water tap, water softener and skirting lighting. Also on the ground floor there is a store room with access from the hallway. The first floor is exceptional with; a large master bedroom having a refitted ensuite, three further double bedrooms and a family bathroom. Front garden with side by side parking spaces, further area of side garden and an attractively landscaped back garden with; storage shed, patio and decking, complete this super home.

MATERIAL INFORMATION

A traditionally constructed four bedroom detached house, now probably around 27 years old.

Mains gas, electricity, water and drainage are connected.

Heating - gas fired central heating to radiators.

Broadband likely availability - according to Ofcom - all speeds including Ultrafast are likely to be available.

Predicted mobile phone availability - according to Ofcom - O2 good outdoor and good indoor, EE and Vodafone good outdoor and variable indoor, Three good outdoor.

Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.

Local Authority - Cherwell District Council - E. EPC - C.





Key Features

- Beautiful four bedroom detached house
- Outstanding bespoke/kitchen/dining/family room
- Four double bedrooms
- David Wilson built property
- Situated in an attractive close
- Landscaped rear garden
- Refitted ensuite and ground floor cloakroom
- Store room with access off hallway
- Ideal Bure Park location

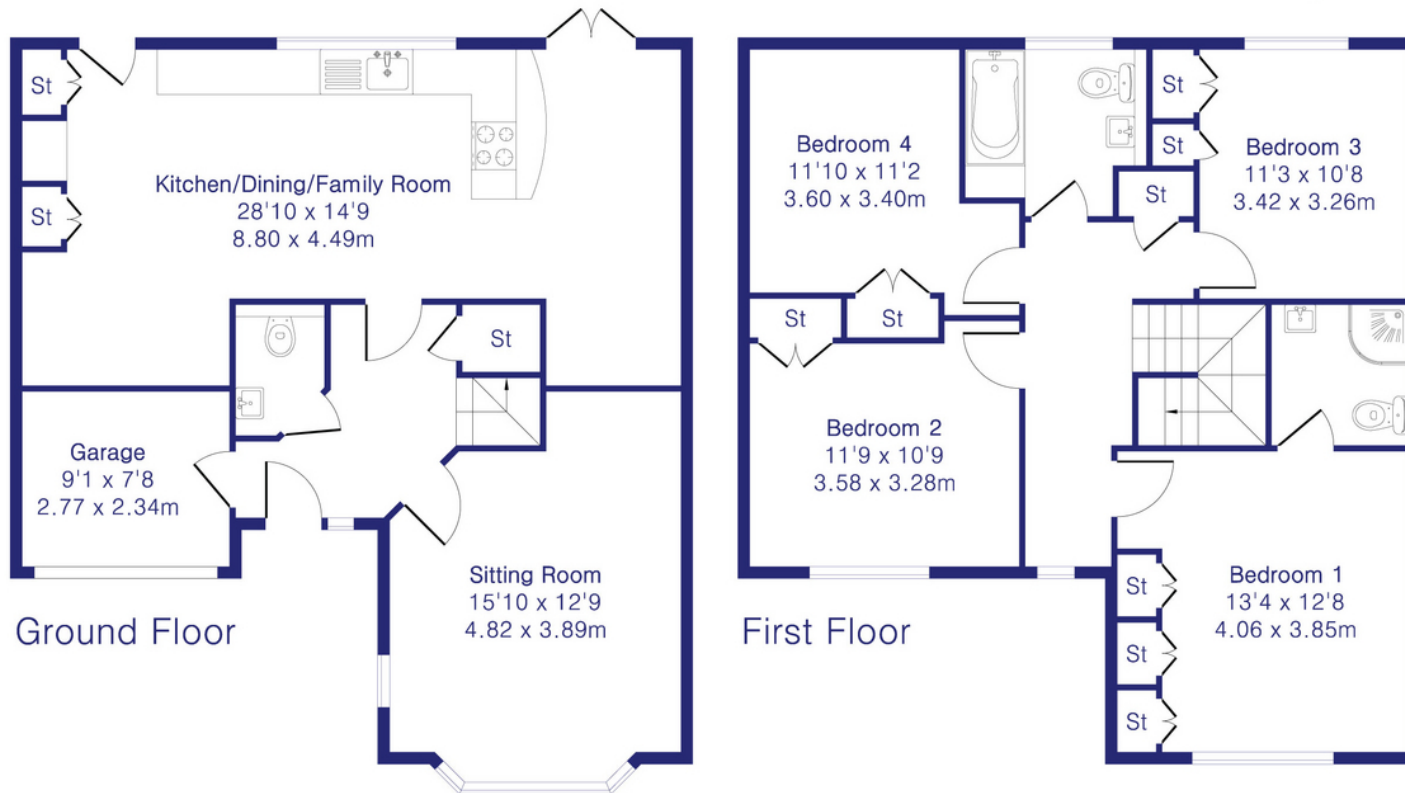
The Location

Superbly located in a pleasant close of houses, constructed by David Wilson on the popular Parklands area of Bure Park. Bure Park is a desirable area with a central natural reserve, primary school, parade of shops and public house. Bicester North Station is within one mile. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

**Approximate Gross Internal Area 1511 sq ft - 140 sq m
(Including Garage)**

Ground Floor Area 753 sq ft – 70 sq m

First Floor Area 758 sq ft – 70 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS